



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, November 26, 2013 in the 3rd Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, Jose Araujo, Jerry Jones, John Van Der Male, Ryan Sazama and Ald. Scott Versey

Excused: Don Cvetan

Staff present: Steve Sokolowski, Chad Pelishek and Janet M Duellman

Others: Erik Jensen and Richard Guske.

The meeting was called to order at 4:00 pm and the Pledge of Allegiance was recited.

Approval of minutes of the October 29, 2013 meeting.

John Van Der Male moved to approve the minutes, Ryan Sazama seconded.

Motion passed unanimously.

Conditional Use Permit and variance application by Superior Liquor to install a new electronic message center sign on existing legal nonconforming roof sign at 823 S. 8th Street.

Erik Jensen and Richard Guske were present.

Superior Liquor is requesting to add a new electronic message center sign on the existing legal nonconforming roof sign. The new 68sf (10.2 x 6.6) sign will be mounted on the existing steel signage frame that extends above the roof of the building (pylon sign) along with the existing signage on the canopy facing west towards 8th Street will be removed (approximately 98sf).

The present pylon sign located on a roof is considered a legal nonconforming sign – legal because it has been there for some time but nonconforming because it does not meet the present sign regulations (pylon sign located on a roof). Section 15.809(1)(a) states that nonconforming signs may not be altered unless the sign is brought into compliance with the current zoning/sign ordinance. Section 15.809(2)(a)(1) states any alteration of the sign requires conformance with all the regulations of this subchapter (e.g. any structural change to the sign requires that the sign comes in to conformance with the location requirements, the height regulations, and the total sign area requirements of this subchapter). Section 15.804(2)(c) states no sign shall be mounted on a roof.

The Sheboygan Business Improvement District is presently working on a Master Plan for downtown Sheboygan. A major focus of the downtown master plan is design regulations for 8th Street. The design regulations for the 8th Street corridor focus on pedestrian orientation of buildings, with specific sections on how buildings should interface with the public realm and how signage should play in to the streetscape. One of the recommendations of the master plan is:

- *New signage shall be traditional in character to complement existing historic structures along North 8th Street.*

While the liquor store itself is not a historic structure, establishing a consistent pattern for signage along the street is important. Allowing investment in an additional sign face on an existing nonconforming structure will ensure that the structure remains for a longer period of time when it is the clear goal of the City's sign ordinance and the drafted design regulations to transition away from such overly intrusive signage.

Mr. Jensen stated that they are in no position to remove existing signage and that the use of the sign has not been discontinued even with the removal of the portion of the sign that they would like to replace. Placing a new monument sign on the corner would cost too much and would have to be installed where Sparky's Hot Dog stand is presently located.

Mr. Guske stated that he will be removing a sign that faces 8th Street that is larger than the proposed new sign and lowering the new sign would lose visibility.

Committee discussed if the applicant had worked with staff prior to meeting, moving the proposed sign down, and the look as you enter the downtown area.

John Van Der Male moved, Ald. Scott Versey seconded to hold for two weeks so applicant can have further conversations with Department of Planning & Development staff regarding other sign options.

The motion passed unanimously.

GO 39-13-14 repealing and recreating Section 15.935 of the Sheboygan Zoning Ordinance so as to delete the Architectural Review Board and provide for architectural review by the Plan Commission & GO 38-13-14 repealing and recreating Section 86-31 and Subsection 86-32(b) of the Sheboygan Municipal Code relating to the composition and selection of the City Plan Commission so as to add two additional citizen members.

Ald. Scott Versey explained that the reason he brought this forward is to improve efficiency, to have Plan Commission to see the whole picture and to add two new members to the Plan Commission who have an architectural experience.

Chad Pelishek and Steve Sokolowski stated that they haven't heard any complaints about the present architectural review board process and stated that other communities have reached out to the Sheboygan to learn more about how the City's Architectural Review Board functions.

Jerry Jones stated that he is afraid that if the two committees are combined the design element would be lost, the meeting would become too long, and the Architectural Review Board is more efficient than it used to be. He further stated that he doesn't feel now is the time to break-up the Architectural Review Board.

Mr. Sokolowski stated that it is staff's belief that the proposed zoning ordinance amendments will have unintended consequences that may negatively impact urban design in the City of Sheboygan and further stated the Architectural Review Board serves a unique and vital role

that protects, preserves and enhances the quality of the City of Sheboygan and recommended the zoning ordinance amendments be placed on file.

Ald. Scott Versey moved, John Van Der Male seconded to file GO 39-13-14 & GO 38-13-14.

The motion passed unanimously.

GO 44-13-14 amending the City's zoning map to establish the Use District Classification of recently annexed property owned by DHP, LLC and located at SW corner of N. 36th Street and Wilgus Avenue to SC Suburban Commercial.

Ald. Scott Versey moved, Jerry Jones seconded to adopted ordinance.

The motion passed unanimously.

GO 43-13-14 amending the City's zoning map to establish the Use District Classification of recently annexed property owned by Town of Wilson and located at 4108 S 18th St to SR-3 Suburban Residential.

Jose Araujo moved, Jerry Jones seconded to adopted ordinance.

The motion passed unanimously.

GO 45-13-14 amending subsection 15.936(1) of the City of Sheboygan Zoning Ordinance relating to fees.

Committee discussed the proposed fees, the maximum fee and if there should be different fees based on the height, co-location and size of tower.

Ryan Sazama moved, Jose Araujo seconded to adopted ordinance.

The motion passed unanimously.

RO 179-13-14 and RC 240-13-14 requesting approval to post three banners for the 2013 Hmong New Year at various locations.

Jerry Jones moved, Ald. Scott Versey seconded to file the RO 179-13-14 and RC 240-13-14.

The motion passed unanimously.

Adjournment.

John Van Der Male moved to adjourn, Ald. Scott Versey seconded.

The motion passed unanimously. Meeting adjourned at 4:49 pm.

Janet M Duellman
Recording Secretary